



**Z-08-11-004**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: November 10, 2008**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Mark Wheelihan
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>LI</b> (Light Industrial) to <b>CD-GB</b> (Conditional District-General Business)
<b>CONDITIONS</b>	1. Uses: limited to athletic fields; billiard parlors; bingo games; bowling centers; clubs or lodges; coin operated amusements; dance schools; fortune tellers; astrologers; golf courses, miniature; martial arts instructional schools; physical fitness centers; sports instructional schools; sports and recreational clubs, indoor; automotive rental and leasing; automotive parking; department, variety or general merchandise store; miscellaneous retail sales; motorcycle sales; motor vehicle sales and bars.
<b>LOCATION</b>	536 Farragut Street (West of Randleman Road and north of Farragut Street)
<b>PARCEL ID NUMBER (S)</b>	<b>00-06-0344-0-0669-00-032</b>
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>9</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	3.09 Acres
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	Scanty vegetation with a few trees to the north

**SITE DATA**

<b>Existing Use</b>	Outdoor concert stage
<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N LI (Light Industrial)	Undeveloped
E LI (Light Industrial)	Ray Harris, Inc. Towing and Hauling
W LI (Light Industrial)	Harley Davidson of Greensboro
S LI (Light Industrial)	Interstate 40 and interstate 85 interchange

**Zoning History****Case #****Date****Request Summary**

This property has been zoned LI since July 1, 1992. Prior to the implementation of the UDO, it was zoned IND L

**ZONING DISTRICT STANDARDS****District Summary**

Zoning District  
Designation:

Existing  
(LI)

Requested  
(CD-GB)

Max. Density:

N/A

N/A

Typical Uses

Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities, which in their normal operations have little or no adverse effect upon adjoining properties.

Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed

No, site drains to South Buffalo Creek.

Floodplains

A portion of the site resides within a Special Flood Hazard Area (SFHA). No development activities within the SFHA can take place until a floodplain development permit application is submitted and a floodplain development permit issued for the site. Site development within a SFHA must also meet the requirements of Section 30-7-5 of the Greensboro Development Ordinance (Flood Damage Prevention).

Streams

N/A

Other:

N/A

**Utilities**

Potable Water

Waste Water

There's an existing 8" sewer main crossing the rear of the property.

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location

**Required Planting Yard Type and Rate**

North Landscaping requirements for this site were approved by TRC on July 16, 2008. Plan # 2008-1165, File # 305.1971. Applicant must follow the approved plan or resubmit a revision to TRC.

South

East

West

**Tree Preservation Requirements**

**Acreage**

**Requirements**

3.09 Ac. Tree Preservation requirements for this site were approved by TRC on July 16, 2008. Plan # 2008-1165, File # 305.1971. Applicant must follow the approved plan or resubmit a revision to TRC.

**Transportation**

Street Classification Farragut Street – Collector Street.

Site Access Existing.

Traffic Counts: None available.

Trip Generation: N/A.

Sidewalks Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development.

Transit in Vicinity No, there are no transit routes in the vicinity.

Traffic Impact Study (TIS) No, not required per TIS Ordinance.

Street Connectivity N/A.

Other N/A.

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **CD-GB** (Conditional District-General Business) zoning would allow land uses that are compatible with the general character of the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as **Commercial**. The requested **CD-GB** zoning district is consistent with this GFLUM designation.

**Connections 2025 Written Policies**

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

### **Connections 2025 Map Policies**

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

### **CONFORMITY WITH OTHER PLANS**

#### **City Plans – N/A**

#### **Other Plans - N/A**

### **Staff/Agency Comments**

#### **Planning**

The proposed **CD-GB** zoning district designation would allow uses that are compatible with the existing development and uses in the general area. The subject site is slightly constrained by way of its location between Interstate 40 to the south, a stream buffer to the north and a dead-end street to the west. The surrounding area, specifically to the south, is comprised of a network of interstate highways. There is a towing company and a motel located to the east of the subject site.

The purpose of this request is to allow the applicant to add a bar to the existing Harley Davidson property which features occasional outdoor concert stage shows and other special events. If approved, use of the property will be subject to the use limitations and conditions outlined above in this staff report. This request will help encourage "home-grown" and community-based businesses and entrepreneurs and also ensure sound and sustainable patterns of land use.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

**Water Resources** - No additional comments

**Housing and Community Development**

No additional comments.

**STAFF RECOMMENDATION**

**PLANNING**

Staff recommends **approval** of the requested **CD-GB** (Conditional District-General Business) zoning district.